

## **Proposed Unified Development Ordinance (UDO) Amendment for Article 2 General Regulations Section 2.20 Maintenance of Docks, Piers and Bulkheads**

The proposed amendment is to remove, replace and add language to Article 2 General Regulations Section 2.20 Maintenance of Docks, Piers and Bulkheads as follows:

(A) Docks, Piers and Bulkheads shall be kept in good repair and condition so as to not adversely threaten or affect the health, safety or general welfare of adjacent property owners or the general public. In the event the Town determines that a dock, pier or bulkhead is does not meet the minimum standards for structural condition as set forth herein ~~is in a condition to adversely threaten or affect the health, safety or general welfare of adjacent property owners or the general public~~, staff shall notify the owner of the defective conditions along with the repairs required to remedy said condition. ~~The owner shall have fourteen (14) days from notification to make the necessary repairs to said dock, pier or bulkhead. If repairs cannot be made in the fourteen (14) day time period, the owner shall notify the Town within said time period to request an extension.~~

(1) Minimum Standards for structural condition

- a. Walls, partitions or supporting members, sills, joists, rafters or other structural members shall not list, lean or buckle and shall not be damaged.
- b. Floors and roofs shall have adequate supporting members and strength to be reasonably safe.
- c. Foundations, foundation walls, piers, pilings or other foundation supports shall not be deteriorated or damaged.
- d. Steps, stairs, landings, porches, decks, gazebos, walkways or other parts or appurtenances shall be maintained in such condition that they not fail or collapse.

(B) ~~In the event that the owner fails to timely repair the dock, pier, or bulkhead, as required by the Town, and the dock, pier or bulkhead is in a condition so as to be of imminent threat to the health, safety or general welfare of the adjacent property owners or the general public, the town may remove and dispose of said structure upon five (5) days notice to the owner thereof.~~

(B) Owner to correct hazard.

- (1) If after inspection the by the Town's Planning and Inspections Department it is found that such structure is in a damaged condition to the extent that it no longer meets the minimum standards for structural condition as set forth in Section A, the UDO Administrator shall notify the owner of such structure in writing to have the same demolished, removed, repaired or otherwise properly secured within thirty (30) days. The notice shall state the department's findings as to the condition of the structure.
- (2) Where demolition, repair, or removal is not practicable within the specified time, the UDO Administrator may extend that time by an additional ten (10) days on the condition that the owner take such measures to secure the structure so as to prevent accident or injury until such time as the owner can fully comply with the order.

In no instance shall the owner fail to have the structure demolished, repaired, or removed within ninety (90) days of the issuance of the final notice. If repairs have not been made and inspected for compliance with N.C. State Building Code and Section A, within ninety (90) days of the issuance of the final notice, the owner will be subject to penalties and remedies outlined in Section 1.12 (G) of this ordinance.